
Site Address:	Green Pastures, Lane End Drive, Emsworth, PO10 7JH		
Proposal:	Replacement garage with room above		
Application No:	APP/21/01304	Expiry Date:	12/01/2022
Applicant:	Mr J Knapp		
Agent:	Mr P Johnson	Case Officer:	Denise Sheath
	Johnson Designs		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property which has been previously extended, and a detached garage to the north, situated on a generous plot at the end of a cul-de-sac. It has a brown tiled roof with pitched, hipped and mono-pitched elements and elevations of red multi-brick. The site is level with open vehicular access to the front which is block paved with shrubs and an area of grass. It is enclosed by a 2 metre high fence to the northern and western boundaries, a hedge and wall to the eastern boundary and a gate providing access to the rear garden to the southern boundary. The spacious rear garden is mainly laid to lawn with shrubs, a patio area, an ornamental pond, a shed and a line of tall trees and hedge dividing the rear section of the garden. It is enclosed by a 1.75 metre high wall to the western boundary, a 1.8 metre high wall to the southern (rear) boundary and a 1.75 metre high wall and 2 metre high hedge to the eastern boundary.

2 Planning History

03/68559/000 - Two storey side extension to east elevation., PERM,20/08/2003

APP/14/00886 - Demolition of existing conservatory and erection of garden room., PERM,30/10/2014

3 Proposal

Replacement garage with room above

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I would not object to this proposal, apart from the fact that the small back window at the rear of the proposed development overlooks the back of my garden. I would prefer that this window was not present, as the main windows are in the rest of the proposal. I would accept the glass being an obviously textured glass however.	The agent has confirmed that the window within the first floor west elevation will be obscurely glazed.
As neighbours along Lane End Drive we have no objection to this proposal. The property is on a good sized plot and this seems entirely sensible development. We support the application.	Noted

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to replace the existing single storey garage located within the north western corner of the application site with a two storey building to be used as a garage, home office and gym. The proposed garage will be set back 18m from the Highway of Lane End Drive

7.4 The proposed building is of a high quality design, the materials to be used are facing brickwork, with Cedral fibre cement board cladding in sandstone yellow colour to the first floor side gable ends, with roof tiles to match the existing property. There are to be 3No. roof lights within the south elevation which will face on to the rear garden area, solar panels to the north elevation roof slope, a window at first floor level within the eastern gable which will face onto the entrance of the property, a window within the western gable which will face onto the neighbouring properties to the rear, this window will be obscurely glazed to alleviate any overlooking concerns.

7.5 The proposed building is to be used as garage on the ground floor area and a home office and gym on the first floor area, a condition has been placed to ensure that the building is used only for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The proposed building is approximately 30m from the rear facing elevation of the neighbouring property to the north (No.16 Havant Road), this neighbouring property would be partially screened by the boundary treatment of 2m wooden fence, there are no windows at first floor level facing this neighbouring property which would alleviate any over looking concerns, the proposal would not appear overbearing nor would it create overshadowing or a loss of outlook. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.

7.8 The proposed building is approximately 20m from the rear facing elevations of the neighbouring properties to the west (No.s 12. 14 & 16 Valetta Park), this neighbouring

properties would be partially screen by the boundary treatment of 2m wooden fencing, the window proposed at first floor level facing these neighbouring properties to be obscurely glazed which would alleviate any over looking concerns, the proposal would not appear overbearing nor would it create overshadowing or a loss of outlook. It is therefore considered that the impact upon these neighbouring properties would be minimal and acceptable.

- 7.9 The proposed building is set back approximately 20m from the front entrance of the property, the neighbouring property to the front (east) of the proposed outbuilding is set back and inline with the application sites main dwellinghouse, the proposal would not create any significant impact with regard to overshadowing or a loss of outlook, the windows and doors facing on to the entrance are already visible from the public domain. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.10 The proposal is a significant distance from the neighbouring properties to the south and south west, it is considered that the proposal would not have any harmful impact upon these neighbouring properties.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01304 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design Statement
Location Plan dated 4th November 2021
Proposed Block Plan - uploaded 9th December 2021
Existing and Proposed Floor Plans and Elevations - Drawing No. 287973/100
Confirmation of Obscurely glazed window in first floor western elevation - Received 15 December 2021
Confirmation of cladding details - Received 12 January 2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans / details, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The window at or above 1st floor level in the western elevation of the building shall:-

at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows at first floor on the western elevation and northern and southern roofslope, other than those expressly authorised by this permission shall, at any time, be constructed in the development hereby permitted.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The building hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The building is not in a satisfactory position; has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.